

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
(302) 855-7878 T
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Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



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JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: February 10th, 2022

Application: CU 2305 Barnhill Preserve of Delaware, LLC

Applicant: Barnhill Preserve of Delaware, LLC
34215 Peppers Corner Road
Frankford, DE 19945

Owner: Joshua E. Mueller
34215 Peppers Corner Road
Frankford, DE 19945

Site Location: Lying on the north east side of Peppers Corner Road (S.C.R.365)
approximately 350-feet southeast of Beaver Dam Road (S.C.R. 368)

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Zoning: Agricultural Residential (AR-1) Zoning District

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmanic
District: Mr. Rieley

School District: Indian River School District

Fire District: Millville Fire Department

Sewer: On-site septic

Water: On-site well

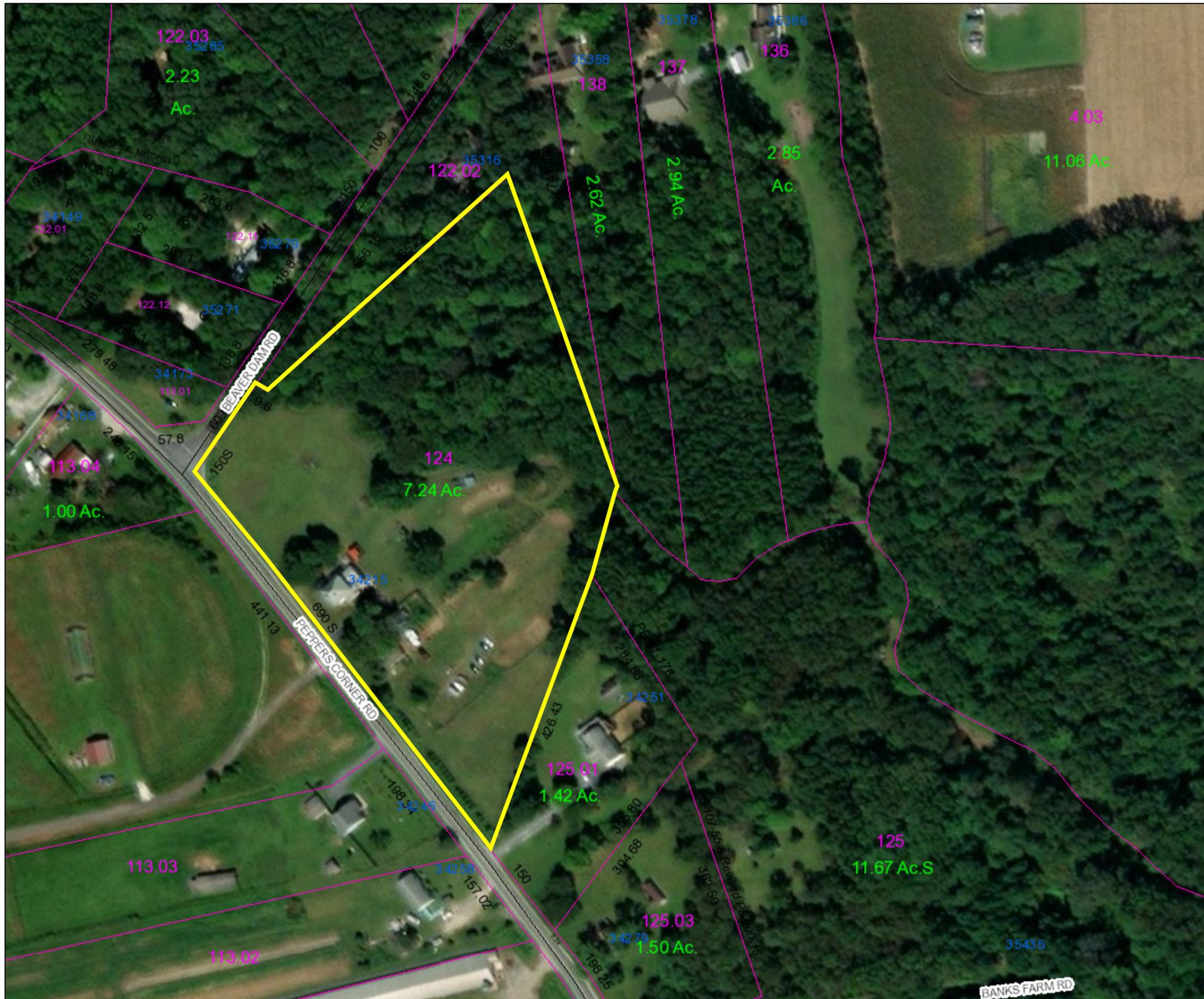
Site Area: 7.24 acres +/-

Tax Map ID.: 134-15.00-124.00



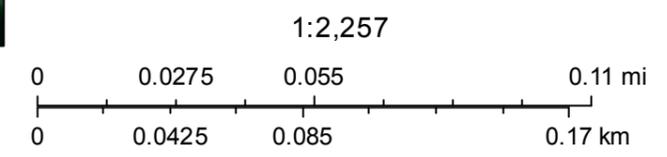


Sussex County



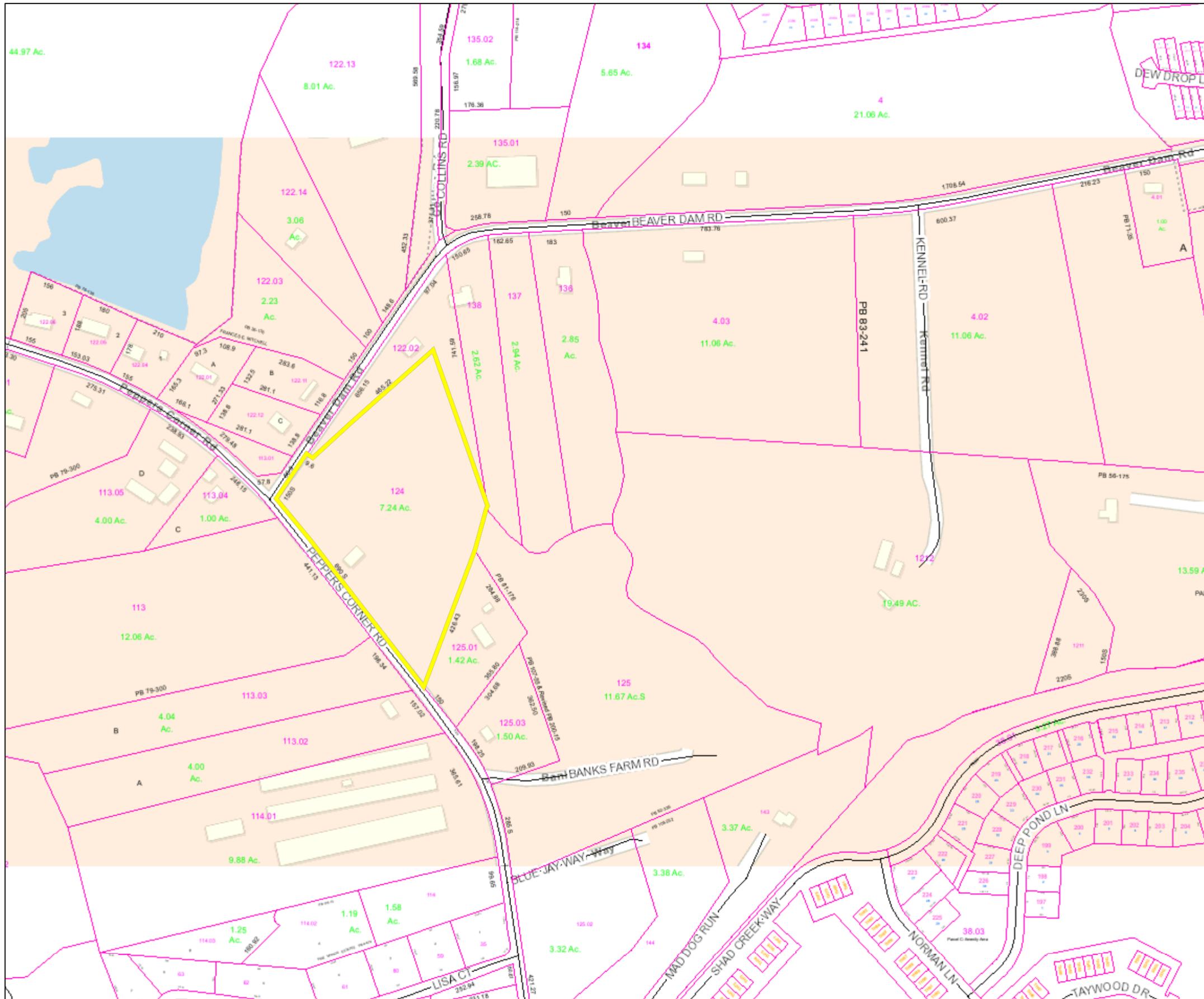
PIN:	134-15.00-124.00
Owner Name	MUELLER JOSHUA E
Book	5051
Mailing Address	32415 PEPPERS CORNER
City	FRANKFORD
State	DE
Description	N/CO RD BAYARD
Description 2	TO ABIES
Description 3	N/A
Land Code	

- polygonLayer**
 - Override 1
- polygonLayer**
 - Override 1
- Tax Parcels**
- 911 Address**
- Streets**
- County Boundaries**





Sussex County



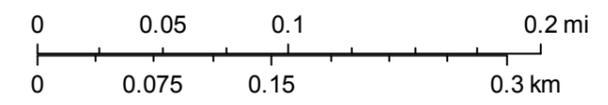
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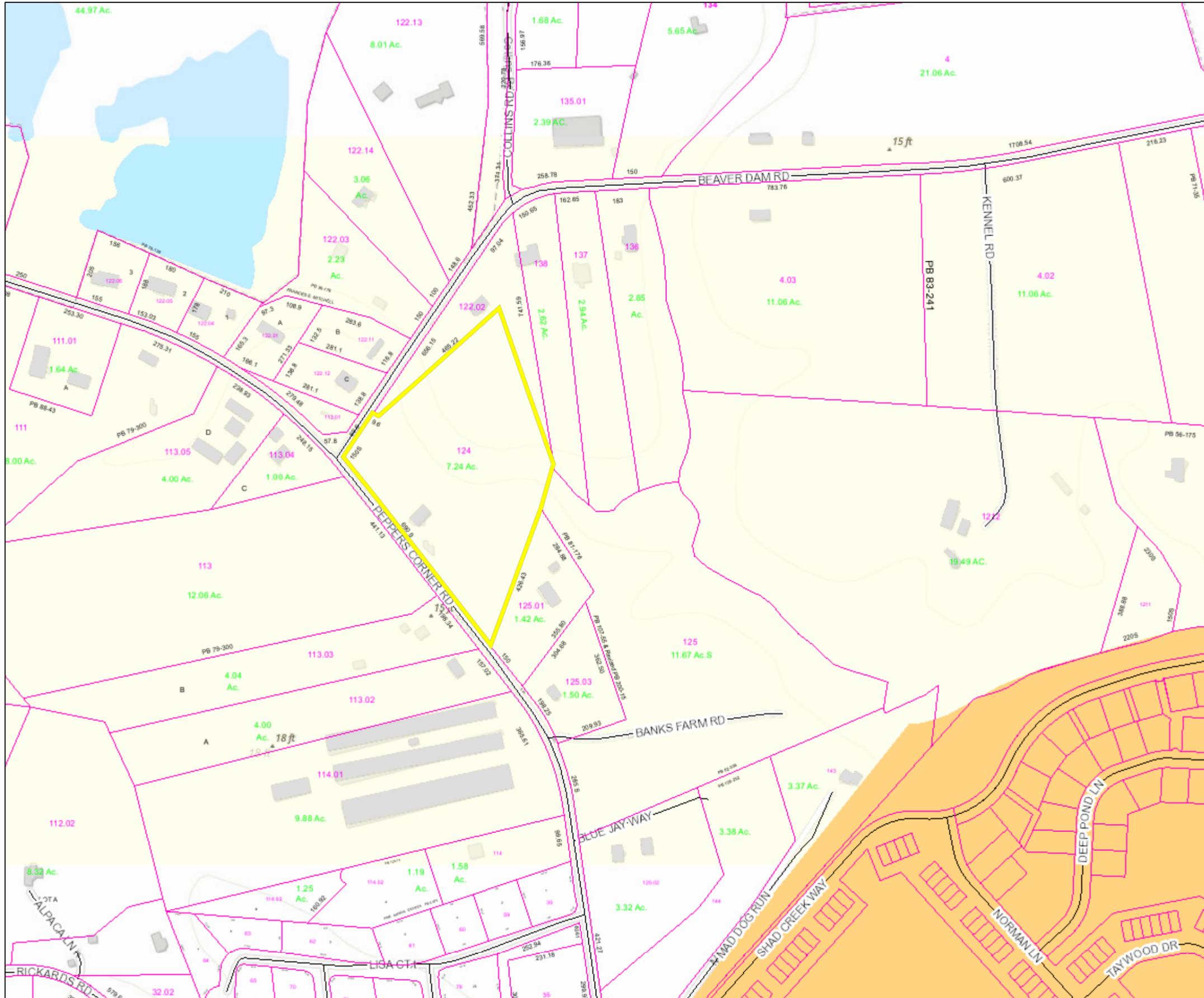
 - Override 1
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 - Streets
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Sussex County



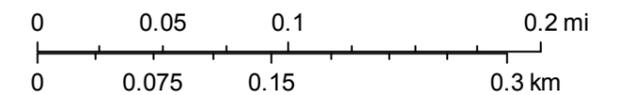
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- polygonLayer**

 - Override 1
 - Tax Parcels
 - Streets

1:4,514



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DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Ms. Lauren DeVore, Planner III
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: February 3, 2022
RE: Staff Analysis for CU 2305 Barnhill Preserve of Delaware, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2305 Barnhill Preserve of Delaware, LLC to be reviewed during the February 10, 2022 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 134-15.00-124.00 to allow for a zoological park to be located at 34215 Peppers Corner Road in Frankford, Delaware. The property is lying on the south side of Beaver Dam Road (S.C.R. 368) and on the northeast side of Peppers Corner Road (S.C.R. 365), approximately 0.61 mile southeast of Roxana Road (Route 71). The parcel consists of 7.24 acres +/-.

It should be noted that there is a tax ditch (the Beaver Dam Canal Tax Ditch) which runs through the center of the abovementioned property, of which the related tax ditch ROW is measured 50-ft from the top of bank (TOB) of the tax ditch. The tax ditch ROW was reduced to 50-ft through Court Order Change #39. It should be noted that all existing and proposed structures in relation to this proposal shall be relocated out of any tax ditch ROW.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the parcel has a designation of "Coastal Area." The parcels to the north, south, west (on the opposite side of Peppers Corner Road), and east of the subject property also have the Future Land Use designation of "Coastal Area." The property to the north of the parcels on the opposite side of Beaver Dam Road (S.C.R. 367) has a Future Land Use designation of "Municipalities" as these properties are located within the incorporated town limits of the Town of Millville.

As outlined within the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office and institutional uses can be appropriate to provide for convenient services and



to allow people to work close to home. Major new industrial uses are not proposed in these areas (Sussex County Comprehensive Plan, 4-15).

The subject property is zoned Agricultural Residential (AR-1). All surrounding properties to the north, south, east, and west of the subject site are also zoned Agricultural Residential (AR-1).

There is a single parcel to the south which encompasses the Milo's Haven (F.K.A. Lakelynn's) Residential Planned Community which is zoned General Residential – Residential Planned Community (GR-RPC).

Since 1970, there have been several Conditional Uses within the vicinity of the project site. There have been four (4) Conditional Use applications within less than a 0.25-mile radius of the application site. The first application was Conditional Use No. 1254 for Bethany Beach Kennels to allow for a pet crematory in the Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, December 8, 1998, and this change was adopted through Ordinance No. 1275. The second application was Conditional Use No. 825 Morris E. Justice to allow for operation of a borrow pit in the Agricultural Residential (AR-1) Zoning District. This application was denied by the Sussex County Council on Tuesday, July 23, 1985. The third application was Conditional Use No. 1896 Timothy S. Miller for purposes of allowing mulch, boat and RV storage in an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, August 2, 2011, and adopted through Ordinance No. 2206. The fourth application is for Conditional Use No. 2338 Lora Collins for purposes of an after-school program in an Agricultural Residential (AR-1) Zoning District. This application is currently pending scheduling for a public hearing before the Planning and Zoning Commission.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional use to allow for a zoological park, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Owner Name	Second Owner Name	Mailing Address	City	State	Zipcode	PIN
GREENE RALPH W & SANDRA M	<Null>	35316 BEAVER DAM RD	FRANKFORD	DE	19945	134-15.00-122.02
ZUKAS MICHAEL S	<Null>	PO BOX 880	BETHANY BEACH	DE	19930	134-15.00-122.03
HERDA PAMELA S	<Null>	28099 ADKINS RD	SALISBURY	MD	21801	134-15.00-113.03
MUSTIN WILLIAM L III	MUSTIN MELISSA C	216 ROLING KNOLL ROAD	BEL AIR	MD	21014	134-15.00-125.03
ZUKAS MICHAEL	<Null>	PO BOX 880	BETHANY BEACH	DE	19930	134-15.00-122.11
PICKHOLTZ ERIC M & ALAN I PICKHOLTZ	<Null>	6850 ANTINORI LN	BOYNTON BEACH	FL	33437	134-15.00-122.12
WARNER BRIAN J LINDA	<Null>	35347 BEAVER DAM RD	FRANKFORD	DE	19945	134-15.00-122.13
RUHL WILLIAM A & MICHELE S	<Null>	35323 BEAVER DAM RD	FRANKFORD	DE	19945	134-15.00-122.14
MUELLER JOSHUA E	<Null>	32415 PEPPERS CORNER RD	FRANKFORD	DE	19945	134-15.00-124.00
MUSTIN WILLIAM L III	MUSTIN MELISSA C	216 ROLING KNOLL ROAD	BEL AIR	MD	21014	134-15.00-125.00
ZIFF ALYSSA TTEE OF ALYSSA ZIFF REV TR	<Null>	36144 BAYARD RD	FRANKFORD	DE	19945	134-15.00-114.01
JONES BRYAN T	COLLEEN S JONES	34214 PEPPERS CORNER RD	FRANKFORD	DE	19945	134-15.00-113.00
MORGAN KATHLEEN MARIE	JEANNETTE SUE CHURCHILL	36672 BREAKWATER RUN	SELBYVILLE	DE	19975	134-15.00-113.01
ZIFF ALYSSA TTEE OF ALYSSA ZIFF REV TR	<Null>	36144 BAYARD RD	FRANKFORD	DE	19945	134-15.00-113.02
TANNER GARY M	<Null>	10509 DEAKINS HALL DR	ADELPHI	MD	20783	134-15.00-125.01
GACK ARTHUR H	JAANA E GACK	35378 BEAVER DAM RD	FRANKFORD	DE	19945	134-15.00-137.00
GAINES ROBERT N SR & BARBARA E	HOVINGTON	35358 BEAVER DAM RD	FRANKFORD	DE	19945	134-15.00-138.00
LEWIS MARGARET ANN *FOR LIFE* THEN TO	WILLIAM A LEWIS & TERESA L LEWIS TRUSTEE	34154 PEPPERS CORNER RD	FRANKFORD	DE	19945	134-15.00-113.04

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use
Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

34215 Peppers Corner Road, Frankford, DE 19945

Type of Conditional Use Requested:

Zoological Park

Tax Map #: 134-15.00-124.00 **Size of Parcel(s):** +/- 7.24 Acres

Current Zoning: AR-1 **Proposed Zoning:** AR-1 **Size of Building:** Varies - see plan

Land Use Classification: Zoological Park

Water Provider: On-site well **Sewer Provider:** On-site septic

Applicant Information

Applicant Name: Barnhill Preserve of Delaware, LLC (contact: Joshua Mueller)

Applicant Address: 34215 Peppers Corner Road

City: Frankford **State:** DE **Zip Code:** 19945

Phone #: _____ **E-mail:** j.mueller@barnhillpreserve.com

Owner Information

Owner Name: Joshua E. Mueller

Owner Address: 34215 Peppers Corner Road

City: Frankford **State:** DE **Zip Code:** 19945

Phone #: _____ **E-mail:** j.mueller@barnhillpreserve.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: LandDesign/ Plitko LLC (contact: Tom Ford)

Agent/Attorney/Engineer Address: Oak Square, Suite 3, 53 Atlantic Avenue

City: Ocean View **State:** DE **Zip Code:** 19970

Phone #: (302) 537-1919 **E-mail:** tjford51@aol.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- ✓ **Completed Application**
- ✓ **Provide eight (8) copies of the Site Plan or Survey of the property**
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- ✓ **Provide Fee \$500.00**
- ✓ **Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ✓ **Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- ✓ **DeIDOT Service Level Evaluation Request Response**
- ✓ **PLUS Response Letter** (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 9/1/21

Signature of Owner



Date: 9/1/21

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____
Staff accepting application: _____ Application & Case #: _____
Location of property: _____

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

April 12, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

This letter is to replace our letter dated April 9, 2021, regarding the **Joshua Mueller** proposed land use application. We are revising it to reflect a more specific land use.

The Department has completed its review of a Service Level Evaluation Request for the **Joshua Mueller** proposed land use application, which we received on March 30, 2021. This application is for an approximately 7.24- acre parcel (Tax Parcel: 134-15.00-124.00). The subject land is located on the southeast corner of Beaver Dam Road (Sussex Road 18) and Peppers Corner Road (Sussex Road 365). The subject land is currently zoned AR- 1 (Agricultural Residential) and the applicant seeks a conditional use approval for a Zoological Park.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Peppers Corner Road (Sussex Road 365), from Beaver Dam Road to Central Avenue is 1,864 vehicles per day. The annual average daily traffic volume along Beaver Dam Road (Sussex Road 368), from Peppers Corner Road to Central Avenue (Sussex Road 84), is 1,999 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Mr. Jamie Whitehouse
Page 2 of 2
April 12, 2021

If the County approves this application, the applicant should be reminded that DeIDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:aff

Enclosure

cc: Joshua Mueller, a Delaware LLC, Applicant
Russell Warrington, Sussex County Planning & Zoning
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, Sussex County Review Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination
Annamaria Furmato, Project Engineer, Development Coordination



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

April 9, 2021

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

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Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Peppers Corner Road (Sussex Road 365), from Beaver Dam Road to Central Avenue is 1,864 vehicles per day. The annual average daily traffic volume along Beaver Dam Road (Sussex Road 368), from Peppers Corner Road to Central Avenue (Sussex Road 84), is 1,999 vehicles per day.

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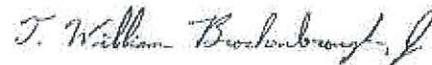


Mr. Jamie Whitehouse
Page 2 of 2
April 9, 2021

If the County approves this application, the applicant should be reminded that DeIDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

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County Coordinator
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Annamaria Furmato, Project Engineer, Development Coordination

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

RECEIVED

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **1/14/2022**

APPLICATION: **CU 2305 Barnhill Preserve of Delaware, LLC**

APPLICANT: **Barnhill Preserve of Delaware, LLC**

FILE NO: **SPS-5.04**

TAX MAP &
PARCEL(S): **134-15.00-124.00**

LOCATION: **Lying on the east side of Peppers Corner Road (SCR 365),
approximately 350 feet southeast of Beaver Dam Road (SCR
368)**

NO. OF UNITS: **Zoological Park**

GROSS
ACREAGE: **7.24**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

JAN 19 2022

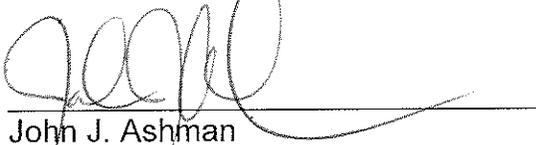
SUSSEX COUNTY
PLANNING & ZONING

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
 - a. If yes, see question (2).
 - b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 2**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Noell Warren** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **Yes**
- (8). Comments: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman
Sr. Manager of Utility Planning & Design Review

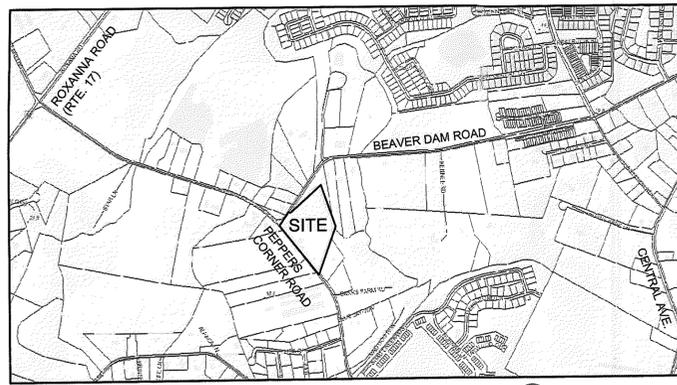
Xc: Hans M. Medlarz, P.E.
Lisa Walls
Noell Warren

Policy for Extending District Boundaries

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

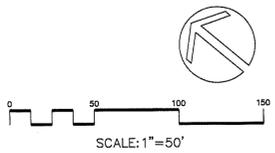
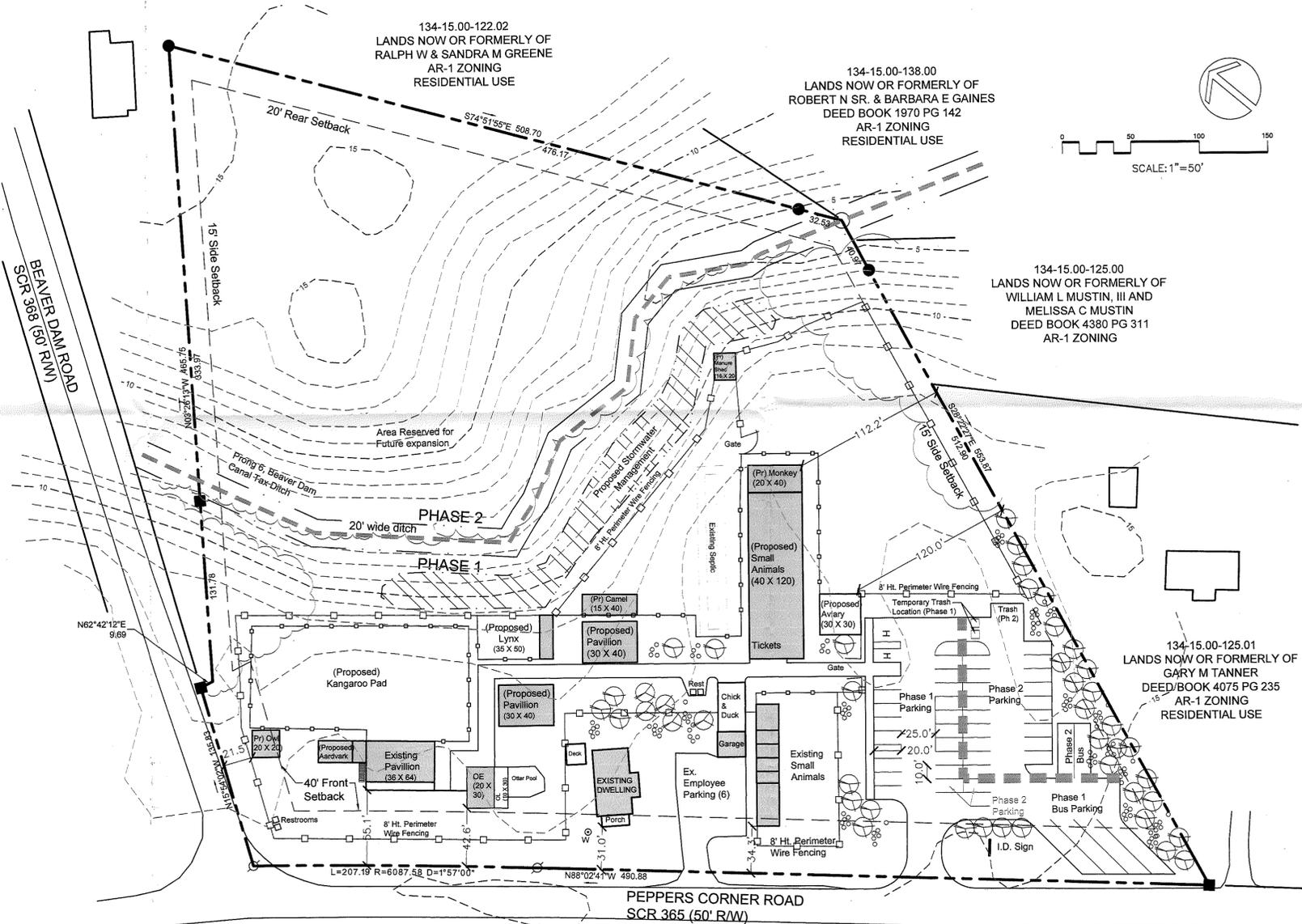
Application Fees	
Less than 2 acres	\$500.00
2.1 -9.99 acres	\$750.00
10 - 150.00 acres	\$1,500.00
Greater than 150.00 acres	\$2,500.00

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.
7. The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.



VICINITY MAP
SCALE: 1"=1000'

- LEGEND:**
- PARCEL BOUNDARY
 - BUILDING SETBACK LINE
 - - - EXISTING TOPOGRAPHY
 - - - EXISTING TREELINE
 - ⊙ EXISTING WELL LOCATION
 - PROPOSED 8' PERIMETER FENCE LINE
 - PROPOSED ANIMAL ENCLOSURE FENCE LINE
 - PROPOSED PHASE LINE
 - PROPOSED LANDSCAPE PLANTINGS
 - ▨ PROPOSED STORMWATER MANAGEMENT (TO BE ENGINEERED)



SITE DATA:

1. TAX PARCEL: 134-15.00-124.00
PARCEL AREA: ±7.24 AC.
- LOCATION: 34215 PEPPERS CORNER ROAD
FRANKFORD, DE 19945
2. OWNER: JOSHUA E. MUELLER
34215 PEPPERS CORNER ROAD
FRANKFORD, DE 19945
- DEVELOPER: BARNHILL PRESERVE OF
DELAWARE, LLC
34215 PEPPERS CORNER ROAD
FRANKFORD, DE 19945
3. PRESENT ZONING: AR-1
PRESENT LAND USE: RESIDENTIAL/ WILDLIFE
EDUCATION CENTER
4. SEWER PROVIDER: ON-SITE SEPTIC
WATER PROVIDER: ON-SITE WELL
5. STATE INVESTMENT LEVEL: LEVEL 3

PROPOSED:

1. PROPOSED ZONING: AR-1 CONDITIONAL USE
PROPOSED LAND USE: ZOOLOGICAL PARK
PROPOSED BUILDINGS: AS SHOWN
2. BUILDING SETBACKS:
FRONT YARD: 40'
SIDE YARD: 15'
REAR YARD: 20'
MAX. BUILDING HEIGHT: 42'
3. PARKING: AS SHOWN
EXISTING: 6 EMPLOYEE SPACES
PHASE 1: 20 SPACES, 4 BUS SPACES
PHASE 2: 20 SPACES, 2 BUS SPACES

NOTES:

1. BOUNDARY SURVEY SOURCE: SIMPLER SURVEYING & ASSOCIATE FROM A DRAWING TITLED "LANDS OF GERALD K MUELLER & RUIHUA MUELLER", DATED AUGUST 4, 2005.
2. PRELIMINARY TOPOGRAPHY FROM SUSSEX COUNTY MAPPING WEBSITE. A TOPOGRAPHIC SURVEY WILL BE PERFORMED ON THE SITE AS THE PROJECT PROGRESSES.
3. THERE ARE NO FEDERAL 404 LANDS ON PHASE 1. THERE ARE NO STATE TIDAL WETLANDS ON PHASE 1. PHASE 2 TO BE EVALUATED FOR WETLANDS AT LATER DATE.
4. SITE IS IN FLOOD ZONE X (UNSHADED) AS SHOWN PER FEMA FLOOD MAP 10005C0495K DATED MARCH 16, 2015.

OWNER'S PLAN DEVELOPMENT APPROVAL:
I, as owner of the project shown, hereby approve these plans for development as shown or otherwise noted.

Joshua Mueller 9/1/21 Date
Joshua Mueller
Barnhill Preserve of Delaware, LLC

PREPARED BY

P PLITKO, L.L.C.
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
PH: 302-537-1919

Robert Plitko, Jr. 9-7-2021 Date
Robert Plitko, Jr., PE DE#14093

PRELIMINARY PLAN

REVISIONS

NO.	DATE	DESCRIPTION

LAND DESIGN
Surveying / Landscape Architecture
1001 S. DuPont Highway, Suite 403
Ocean View, DE 19970
302/537-1919 / landc@landdesign.com

PLITKO, LLC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-222-2075



PRELIMINARY PLAN
BARNHILL PRESERVE
34215 PEPPERS CORNER ROAD
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

SITE PLAN: TJF	DATE
DRAWING: RWB	8/4/21
REVIEW: SLF	
SHEET	1
	OF 1 SHEETS

C:\Users\jag2017\Dropbox\Family Room\PLITKO.LLC_Plot\Barnhill_Bayard\Current\2021\0713-AR1.dwg, 9/1/2021 11:21:53 AM, HP Designfile 800 42 by HP, 1:1, LANDDESIGN, INC.

COVER LETTER

Enclosed you will find a letter from the Pickholtz Family requesting denial of the Application from Barnhill Preserve case no.# C/U 2305 to conduct a a large commercial enterprise in a Residential area.

In preparing this document we were surprised to learn that this Commercial Enterprise has been running for close to 2 years already without approval from any Sussex County licensing board. We have included some photos from their website.

We hope you will share this letter with the zoning board members and at the zoning meetings scheduled for Feb. 10th and March 22nd. We hope to attend both meetings either virtually and/or in person.

You can contact us in these ways at present:

email: barbarapickholtz@comcast.net

fax: 561 734-9008

mail: Barbara Pickholtz, 6850 Antinori Lane, Boynton Beach , FL 33437

RECEIVED

JAN 27 2022

SUSSEX COUNTY
PLANNING & ZONING

January 24, 2022

TO: Mr. Jamie Whitehouse, Director Sussex County Planning and Zoning Commission

FROM: The Pickholtz Family, 35271 Beaver Dam Road, Frankford , DE 19945

RE: Case # C/U 2305 - Barnhill Preserve of DE, LLC - Use of Land in an AR-1 for a Zoological Park in Frankford , DE

The Pickholtz Family members have been owners of residential properties in Sussex County since 1989. This letter is in reference to a currently owned property at 35271 Beaver Dam Road in Frankford and the zoning issue case listed above.

We believe that approval of this variance will impact in a negative way on the environment of this area, it's quiet beauty, and its residential nature. People who bought homes and live in this area did so to relax and enjoy this beautiful area of Sussex County knowing that no large commercial enterprise would be built in their backyards.

Furthermore, we do not understand how the owner of this property has already been allowed to actually conduct this business without county approval. The website for this commercial business indicates many activities already taking place, including the serving of liquor. Has the business been granted a liquor license ?

In researching the term "zoological park", we have found that most often these are large commercial enterprises. We feel this particular type of commercial enterprise has many downsides including safety issues, noise issues, traffic issues, waste management and rubble issues. It could also have a potential negative impact on the property values of the surrounding residents. This cannot compare to a small farm market or other small commercial endeavor by a landowner.

In addition, the zoo animals already living on the property, not domestic or farm animals, can sometimes be heard crying at night. Maybe the Humane Society or ASPCA should have input as to whether this is an appropriate use of residential/agricultural land?

We therefore urge you to deny this zoning request and to instruct the owner of the property to find a safe zoo for these animals. These animals belong in an appropriate environment? They are being kept here for the sole purpose of human amusement and large profits!

How VERY SAD !!



Book LA!

Barn Hill Louisiana

Book DE!

225-286-3003

Barn Hill Delaware

Sippin' With Sloths

Become fast friends with the slowest creature on earth while enjoying a glass of vino.



Sloths are the world's slowest creatures and are beloved by countless people. Barn Hill preserve is home to several two-toed sloths, and is now offering tickets for monthly Sippin with Sloths events!

During your time with us, you will learn all about sloth behavior and ecology, pose for so many selfies, and top it all off by hand-feeding one of our special slow-moving guests of honor! Oh and did we mention you get to drink wine while doing it?

Tickets are sold by table size and include a beverage for each seat, a private sloth encounter for your group, and a 4x6 glossy print of your encounter.

Slow Down

A sloth's top speed, when threatened is .17 MPH.

Animal Safety

A top priority is to ensure our animal ambassadors are safe and secure at all times.

Don't Touch!

A sloth's skin is extremely sensitive, and the oils from human hands can cause significant harm to them

Support Conservati

A portion of every ticket goes toward supporting conservation across the



Book LA!

Book DE!

225-286-3003

Barn Hill Louisiana

Barn Hill Delaware



The World of Animals is Waiting for You

Barn Hill is home to over 25 species of exotic animals including
two-toed sloths, red kangaroos, an armadillo and more!



Wildlife Visits

[Learn More](#)



Sippin With Sloths

[Learn More](#)



Kangaroo Yoga

[Learn More](#)



Paint N Sip

[Learn More](#)

Hear From Satisfied Park Guests

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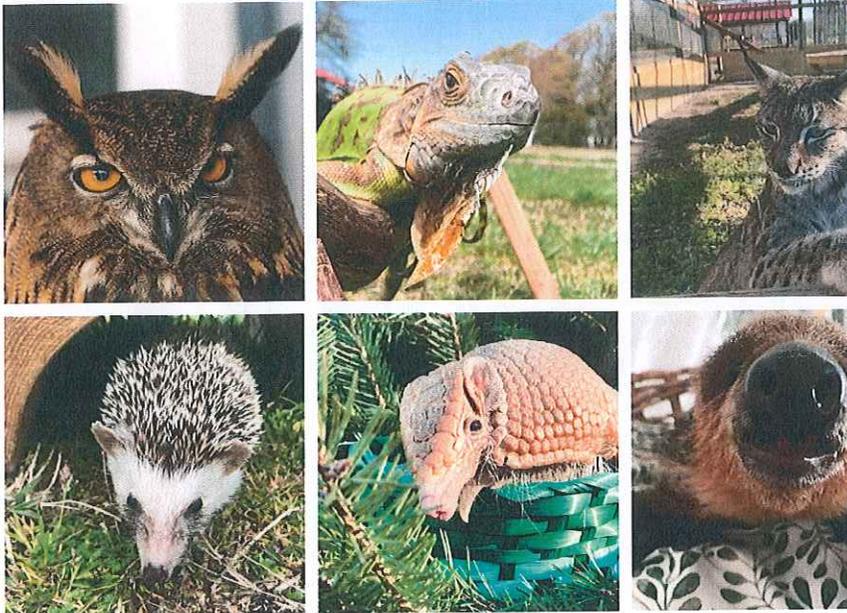
Settings

Accept



enthusiastic. They were protective of my children and gentle with the creatures. It was 2 hours of close animal encounters. Most but not all of the animals we got to pet and hold. There was not one boring moment. We were completely entertained. We were captive to the beautiful animals of Barn Hill Preserve. It was only 12 miles from Ocean City. Do not miss this awesome experience! It doesn't look like anything on the outside but the facility is new and the experience was worth every penny.

Ivyhorse I. via Google



Meet Our Animal Ambassadors

[View Gallery](#)

Need to Know Info

A well-informed guest is a happy guest

The majority of our facility and encounter tours are under covered shelter, meaning rain will not be a factor for planning your visit to us.

Outside animals, including dogs, are not allowed to attend due to the fact that we have live animals, and cannot predict how they and your pet will interact. This is for everyone's safety.

Please plan to arrive 10-15 minutes prior to your scheduled visit so we can have you checked in and begin the presentation on time. If you arrive late, there is no guarantee you will get the full presentation experience.

We ask that you purchase your tickets prior to your visit. We only have select dates and times that we are open and each time slot has a max amount of participants to ensure everyone has a memorable experience.

Each encounter is specific to the animal being encountered. Some animals are dangerous to pet or are solitary so our encounter will allow you to get up-close without endangering you or our animals. Most of the time if an animal can't be touched, we offer hand feeding opportunities to still get that bonding moment with our animals!

We do not allow smoking or vaping at our facility and ask that you step outside of our perimeter fence to do so.

Check Out Our Upcoming Events

We use cookies on our website to see how you interact with it. By accepting, you agree to our use of such cookies. [Privacy Policy](#)

Settings Accept X



Book LA!

Barn Hill Louisiana

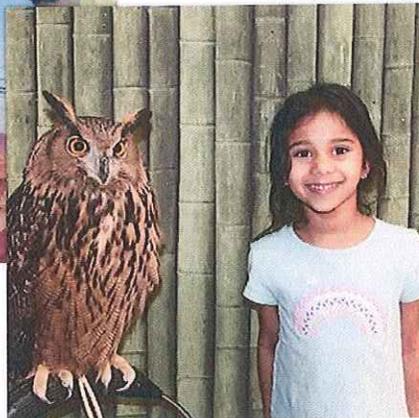
Book DE!

225-286-3003

Barn Hill Delaware

Encounter Tours

Get wild at Barn Hill Preserve with our animal shows and encounter tours!



A Barn Hill Preserve Animal Show is a 30 minute educational presentation featuring five of our awesome animal ambassadors!

During the show, you and your group will learn about each animal's behaviors and other fun facts about them, even get to touch and feel some of those animals as well! If you are interested in a more interactive experience, the Encounter Tour is for you!

An encounter tour includes the animal show PLUS our kangaroo walkabout and encounters with our birds, a small mammal, and three reptiles! Sloth encounters are also available as an additional add-on to both types of experiences.

Animal Abundance

Barn Hill is home to over 25 different varieties of animal species, so you are sure to find some creatures you may have never heard of.

Knowledge is Power

Our caretakers have expert level knowledge, and have built close bonds with the animals. Combined, those two things make for an unforgettable visit at our facility.

Constant Expansion

Barn Hill Preserve of Delaware began as a fully mobile unit, and began welcoming visitors to our property in 2020. We strive to continually improve the facility for our animals and our guests!

Family Fun

Since we place such a emphasis on education t hands on experience, encounter tours are per kids & a great family bc activity.

Pricing & Info

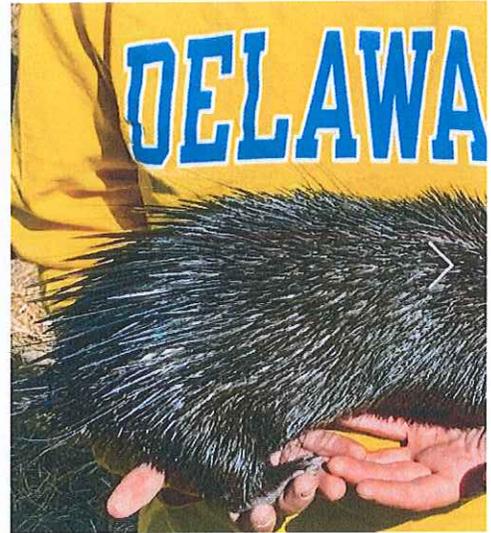
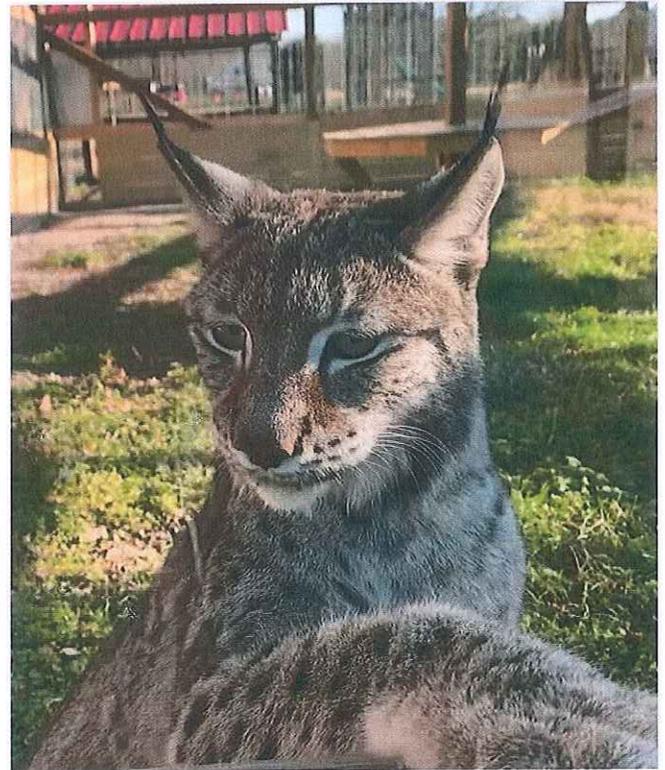
We take the safety of our animal ambassadors very seriously, so some animals may not be available to see the public due to medical treatment, behavior, etc.

Animal Show Tickets are our base level ticket and lasts 30 minutes. Encounter Tour Tickets include an animal show plus about an hour more full of up-close and personal encounters with our animal ambassadors.

Animal Show Ticket
 Adults (12+ years old): \$30
 Child (3-11 years old): \$20
 Children 2 & Under: FREE
 Senior/Sussex County Local: \$25

Encounter Tour Only Tickets: \$60

Book Now!



Hear From Satisfied Guests

Guess what part of our BEACH vacation our family loved the most??
 Nope, not the beach - Barn Hill Preserve!! The animal encounters were

NOTICE PUBLIC HEARING

Before the Sussex County Planning and Zoning Commission and Sussex County Council. To be held concerning this property in the county. Administrative Office Building, Georgetown, Sussex County, Delaware
Application Of: WALTON HESSNEY, DAVID Case No. CU 2305
Who Is Seeking a Conditional Use of Land in: AGRICULTURAL
RESIDENTIAL Zoning District for: _____

Sussex County Planning and Zoning Commission Hearing
to be held: Date: FEBRUARY 9, 2022 Time: 5:00 PM

Sussex County Council Hearing To be held
Date: MARCH 22, 2022 Time: 1:30 PM

Text and maps of this application may be examined
at the planning and zoning office in the county administrative
office building or additional information may be obtained by
calling (302) 855-7878